

Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA

Cell. Tel No: 0039 335 829 8214

Email: info@tuscanyinside.it

The real estate advertisings are made based on the information and documentation provided by the owner.

Tuscany Inside Real Estate by Anna Riveccio is not responsible for any inaccuracies, imperfections or anything else.

wonderful semidetached house with shared swimming pool Lajatico (Pisa)

charming terraced house, free on three sides with a big piece of garden, set in a 3 families complex with shared swimming pool, among the sweet rolling hills of Lajatico village.

This picturesque little town in Tuscany is well known by many as the home of Andrea Bocelli, where each year, the singer, takes his lyric concerts at the suggestive Theatre of the silence, an open air natural amphitheatre where it is possible to admire a 360° breathtaking panoramic view around the surrounding hills and over Volterra town. Lajatico offers all necessary services such as bank, post office, chemist' shop, groceries, restaurants, bars, doctor's and additional shops. The village is only 45 minutes drive from Pisa international airport as well as from the closest beaches; 20 minutes drive from the motorway and train station, 10 minutes from bigger supermarkets, 25 minutes from the Etruscan town of Volterra, 40 minutes from the picturesque San Gimignano and in one hour and a half it is possible to reach the most attractive towns of Tuscany such as Florence, Siena and Lucca. The property is easily accessible through a short piece local unpaved road in good conditions.

The renovation of the property was completed in 2019, by creating 3 independent units, each one with a piece of private garden, car-parking and a share of the communal swimming pool.

All renovations have been done to an extremely high quality by mixing the Tuscan style (Impruneta hand made terracotta floors, beamed ceilings) and the most modern technologies (photovoltaic system, heating and cooling system with heat pumps, double glazed windows), in fact the energy efficiency of the property is class A4.

The villa for sale is the most intimate one of the complex, it is 120 sqm (net floor area) + 50 sqm cellar, free on three sides and it is set on two floors with 730 sqm of private garden.

The main entrance of the villa is on the ground floor, from a lovely pergola and a 21 sqm terrace, and it is composed of: open space kitchen/dining-room, with charming apparent stones on the inner wall facing the entrance, French door leading to a second panoramic 27 sqm terrace.

Always on the ground floor there are 2 bedrooms and bathroom. Internal stairs lead to the basement which comprises a big living-room with fireplace with 2 arched doors opening onto the back garden with a 23 loggia and looking at the swimming pool, bathroom and 2 big scannafosso rooms of 50 sqm (airy rooms not livable) which are used as laundry and storage/pantry. The house boasts a big garden which is supplied with irrigation system and adorned by flower beds, rosemary, lavender and olive trees, it allows complete intimacy and privacy and it is possible to enjoy outdoor meals while admiring a fantastic scenery.

The complex is completely fenced with a big parking area and salt water swimming pool.

This is a perfect solution not only as second home, but also as primary residence thanks to the good size, quality and closeness to amenities. The greatest part of the furniture is inclusive.

SALE
€ 465.000,00

ANNOUNCEMENT DATA

Published on	09-06-2023
Reference	162
Type	Semi detached house
Property condition	4. New

COMMERCIAL OFFER

Type of contract	Sale
Price	€ 465.000,00

Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanyinside.it

The real estate advertisings are made based on the information and documentation provided by the owner.
Tuscany Inside Real Estate by Anna Riviuccio is not responsible for any inaccuracies, imperfections or anything else.

GEOGRAPHIC DATA

Municipality	Lajatico
Province	Pisa
Region	Toscana
Country	Italy
Location	Countryside

PROPERTY FEATURES

Energy rating	A, Energy performance index: 21.30 khW/mq anno
m²	120
Bedrooms	N. 2
Bathrooms	N. 2

GARDENS AND GROUNDS

Gardens	m² 730
----------------	--------



Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanynside.it

The real estate advertisings are made based on the information and documentation provided by the owner.
Tuscany Inside Real Estate by Anna Riveccio is not responsible for any inaccuracies, imperfections or anything else.



Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanyinside.it

The real estate advertisings are made based on the information and documentation provided by the owner.
Tuscany Inside Real Estate by Anna Riveccio is not responsible for any inaccuracies, imperfections or anything else.



Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanyinside.it

The real estate advertisings are made based on the information and documentation provided by the owner.
Tuscany Inside Real Estate by Anna Riveccio is not responsible for any inaccuracies, imperfections or anything else.



Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanynside.it

The real estate advertisings are made based on the information and documentation provided by the owner.
Tuscany Inside Real Estate by Anna Riveccio is not responsible for any inaccuracies, imperfections or anything else.



Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanyinside.it

The real estate advertisings are made based on the information and documentation provided by the owner.
Tuscany Inside Real Estate by Anna Riveccio is not responsible for any inaccuracies, imperfections or anything else.

